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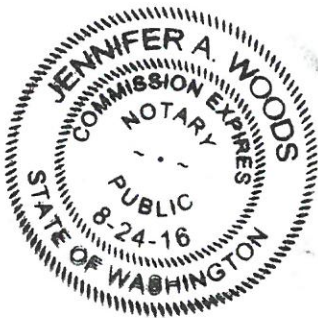
Kathe Geyer, being first duly sworn, upon oath, deposes and states:

That on the 13th day of November, 2015, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition.

Notice of Application - Ghoreishi Final Plat
Notice of Public Hearing
FP15-00002

Kathe Geyer
Signed by

SUBSCRIBED AND SWORN to before me this 13th day of November, 2015



Jennifer A. Woods
Notary Public in and for the State of Washington
residing at Kirkland, WA, therein.



CITY OF
ISSAQUAH
WASHINGTON

Development Services
1775 – 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

November 13, 2015

**NOTICE OF APPLICATION &
NOTICE OF PUBLIC MEETING**
Maleki Meadows – Ghoreishi Final Plat
FP15 - 00002

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing a Notice of Application and a Notice of a Public Meeting for the Maleki Meadows-Ghoreishi Final Plat.

A preliminary plat for an 8-lot single-family cluster housing subdivision on the subject site was approved on March 10, 2014. The preliminary plat approval established the residential lots, utilities and plat improvements. The purpose of a final plat is to evaluate consistency with preliminary plat conditions and plat improvements prior to recording the final plat.

The City's Hearing Examiner will hold a public meeting on the Final Plat on Wednesday November 25, 2015 at 10:00 A.M. in the Pickering Room at City Hall NW, located at 1775 12th Ave NW.

Project Description:

Final Plat approval for the subdivision of a 2.13 acre site into eight (8) cluster-housing, single family residential lots with three (3) tracts for critical areas, and common open space.

The subject property is presently comprised of four (4) parcels and is developed with two (2) single family residences. A new single-family residence has been constructed on Lot 1 of the proposed plat, after the approval of the preliminary plat.

A wetland and wetland buffer area is located in the southwest part of the site and comprises approximately 50% of the total site area. The on-site wetland is a part of a large Category 1 wetland system (60+ acres) associated with Issaquah Creek, extending off-site to the south and west. The proposed plat would fully enhance the wetland buffer with native trees and shrubs.

The preliminary plat approval was for a cluster housing development; which allows for lot sizes to be reduced below the standard zoning minimum lot size (provided the maximum zoning density is not exceeded), allows for no building setbacks on interior lots, requires common open space areas (15% of the developable site area), and allows for attached single-family residences. The applicant proposed to construct single-family residences on each lot, with 2 residences attached by a

common wall (townhouses). Common open space areas are provided adjacent to the street frontage and toward the back of the lots adjacent to the wetland buffer. Access to all proposed lots would be consolidated to a single driveway off Front Street S.

Location: The project site address is 1025/1035 Front Street S.

Comment Period: Individuals may provide comments by 5:00 p.m. November 24, 2015 or at the Public Meeting on November 25, 2015. Please send comments to: Peter Rosen, City of Issaquah, P.O. Box 1307, Issaquah, WA. 98027, or by e-mail: peterr@issaquahwa.gov.

All comments received will be documented in the project file.

Date of Application: June 30, 2015

Complete Application: September 3, 2015

Date of Notice of Application: November 13, 2015

Information Available for Review: Application materials and plans are available for review at the Issaquah Development Services Department and the Permit Center, City Hall Northwest, 1775 12th Avenue NW, Issaquah (next to Holiday Inn and behind Lowe's).

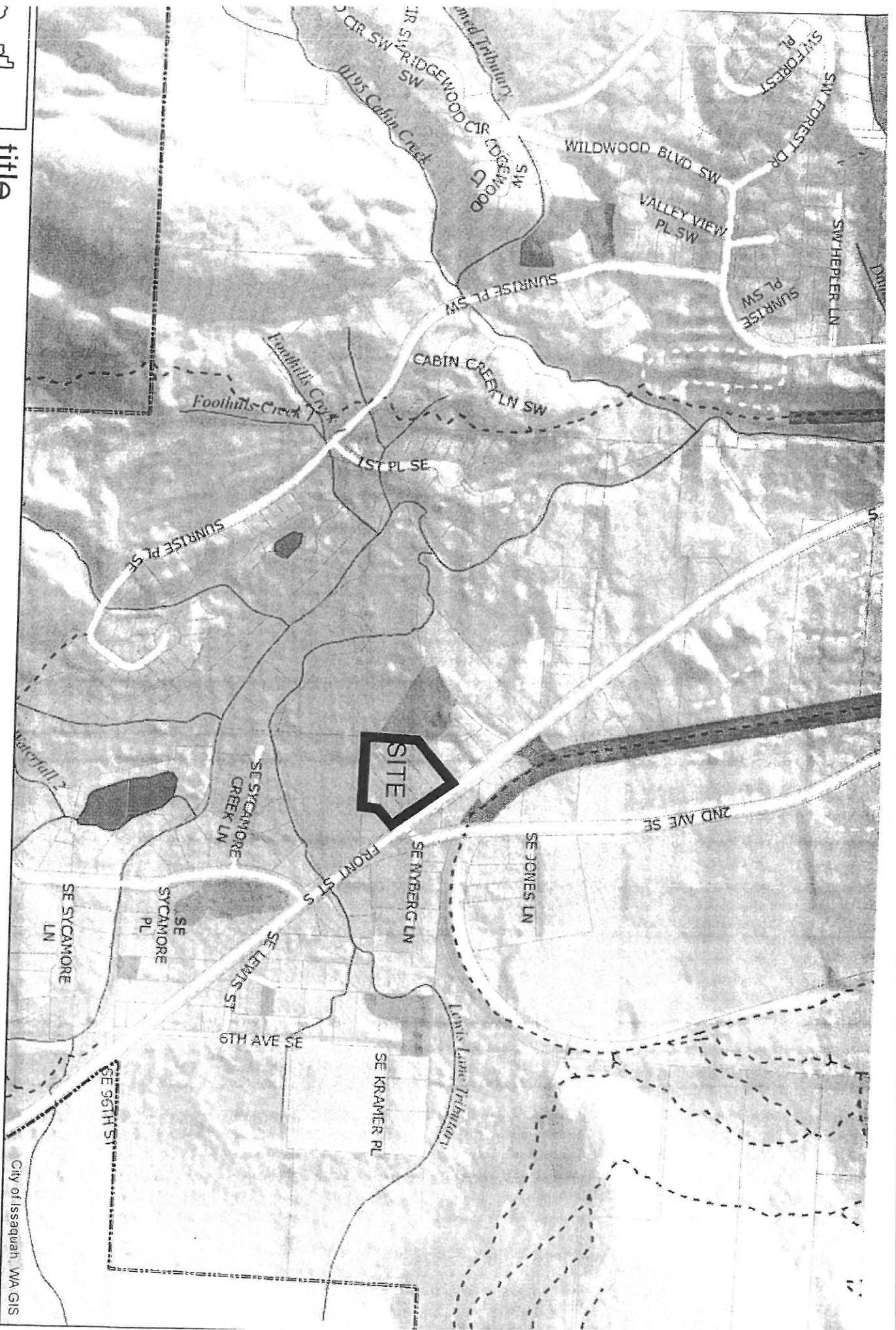
If you would like additional information regarding this application or have questions or comments, please contact Peter Rosen at (425) 837-3094 or by email at peterr@issaquahwa.gov. You may also request to be a party of record to receive information and the notice of decision on this proposal.

Sincerely,
DEVELOPMENT SERVICES DEPARTMENT

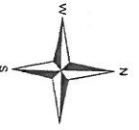


Peter Rosen
Senior Environmental Planner

Enclosures: Vicinity Map, Site Plan



title



MALEKI MEADOWS – GHOREISHI FINAL PLAT VICINITY MAP

REFERENCES

CITY OF ISSAQUAH SHORT PLAT PLN04-00102 UNDER RECORDING NUMBER 20060520900001
CITY OF ISSAQUAH LOT LINE ADJUSTMENT LLA 08-05 UNDER RECORDING NUMBER 9812309022

MALEKI MEADOWS FINAL PLAT

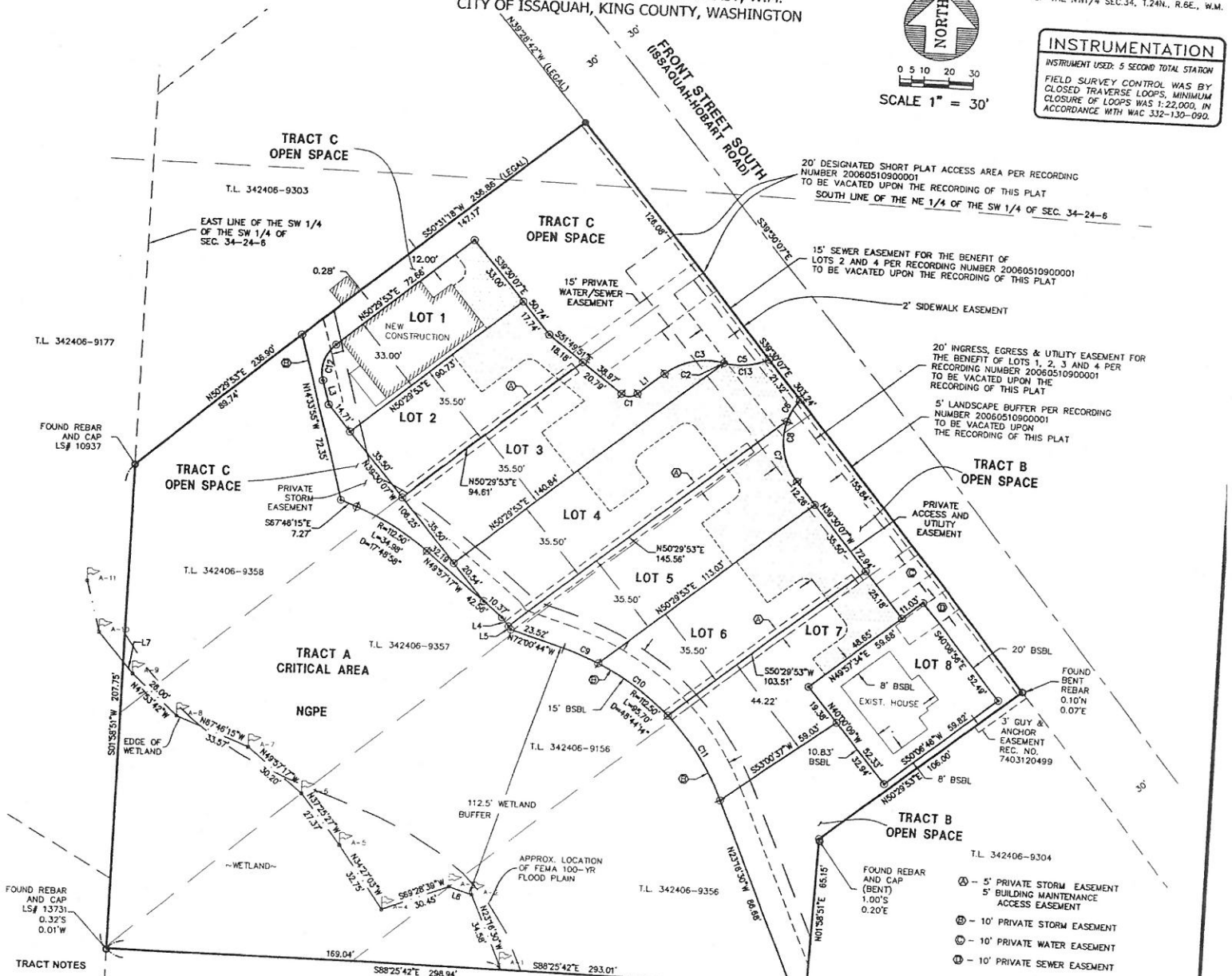
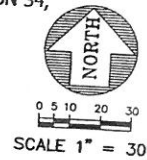
A PORTION OF THE N.E. 1/4 AND THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

BASIS OF BEARING

KCAS, PLAT OF MOUNTAIN MEADOWS, VOL. 63, P.5, N 02°00'18" E ALONG WEST LINE OF THE NW1/4 SEC.34, T.24N., R.6E., W.M.

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION
FIELD SURVEY CONTROL WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.



TRACT NOTES

1. CRITICAL AREA - TRACT A SHALL BE OWNED AND MAINTAINED BY THE MALEKI MEADOWS HOMEOWNERS ASSOCIATION (HOA). TRACT A IS FOR THE PURPOSE OF PROTECTING WETLANDS. THE HOA SHALL HAVE LONG-TERM MAINTENANCE RESPONSIBILITIES CONSISTENT WITH THE 'RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENT' AND CONSISTENT WITH OBJECTIVES OF THE APPROVED MITIGATION PLAN TO ENSURE ESTABLISHMENT AND ECOLOGICAL FUNCTIONS OF THE CRITICAL AREAS. MAINTENANCE RESPONSIBILITIES INCLUDE REMOVAL OF GARbage, MAINTENANCE OF FENCES, AND HAND-REMOVAL OF INVASIVE PLANT SPECIES SUCH AS HIMALAYAN BLACKBERRY, REED CANARY GRASS, ENGLISH IVY, THISTLE, CREEPING NIGHTSHADE, AND JAPANESE KNOTWEED.

THE CITY RESERVES THE RIGHT TO INSTALL AND MAINTAIN A PUBLIC RECREATION TRAIL WITHIN CRITICAL AREA TRACT A, WITHIN THE WETLAND BUFFER. THE TRAIL WOULD BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE REGULATIONS, INCLUDING THE CRITICAL AREAS REGULATIONS, AND SHALL USE BEST MANAGEMENT PRACTICES IN LOCATION AND CONSTRUCTION. THE CITY WOULD BE RESPONSIBLE FOR MITIGATING IMPACTS OF THE TRAIL CONSTRUCTION.

RESTRICTIONS FOR NATIVE GROWTH PROTECTION EASEMENT

THE WETLAND SENSITIVE AREA CONVEYS TO THE PUBLIC A BENEFICIAL INTEREST IN THE LAND WITHIN THE SENSITIVE AREA EASEMENT. THIS INTEREST INCLUDES THE PRESERVATION OF NATIVE VEGETATION FOR ALL PURPOSES THAT BENEFIT THE PUBLIC HEALTH, SAFETY AND WELFARE, INCLUDING CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY, AND PROTECTION OF PLANT AND ANIMAL HABITAT. THE EASEMENT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF THE LAND SUBJECT TO THE TRACT THE OBLIGATION ENFORCEABLE ON BEHALF OF THE PUBLIC BY THE CITY OF ISSAQUAH, TO LEAVE UNDISTURBED ALL TREES AND OTHER VEGETATION WITHIN THE TRACT. THE VEGETATION WITHIN THE TRACT MAY NOT BE CUT, PRUNED, COVERED BY FILL, REMOVED OR DAMAGED WITHOUT APPROVAL IN WRITING FROM THE CITY OF ISSAQUAH OR ITS SUCCESSOR AGENCY. UNLESS OTHERWISE PROVIDED BY LAW, DEMONSTRATED HEALTH AND SAFETY CONCERNS SHALL BE CONSIDERED BY THE CITY WHEN PERMITTING THE CUTTING, PRUNING OR REMOVAL OF LIVING OR DEAD VEGETATION. INVASIVE PLANT SPECIES SHALL BE CONTROLLED TO PROTECT THE VIABILITY OF NATIVE VEGETATION IN THE NGPE AREA. ALL HERBICIDES AND PESTICIDES MUST BE APPROVED FOR AQUATIC ENVIRONMENTS. THE CITY SHALL BE INFORMED OF MAINTENANCE ACTIVITY TO REMOVE INVASIVE PLANT SPECIES.

NO BUILDING FOUNDATIONS OR STRUCTURES ARE ALLOWED WITHIN THE 15-FOOT BUILDING SETBACK (BSBL) FROM THE CRITICAL AREA TRACT.

2. OPEN SPACE - TRACTS 'B' AND 'C' AS SHOWN HEREON ARE ESTABLISHED FOR THE PURPOSE OF COMMON OPEN SPACE AND ARE GRANTED AND CONVEYED TO THE MALEKI MEADOWS HOMEOWNER'S ASSOCIATION. THE COST OF OPERATION, MAINTENANCE AND REPAIRS ASSOCIATED WITH TRACTS 'B' AND 'C' ARE BORNE BY THE MALEKI HOMEOWNER'S ASSOCIATION.

Curve Table			
Curve #	Length	Radius	Delta
C1	6.78'	5.00'	77°40'17"
C2	0.33'	28.00'	0°40'21"
C3	25.71'	28.00'	52°37'00"
C5	19.81'	28.00'	40°08'10"
C6	10.47'	28.00'	21°25'14"
C7	27.42'	28.00'	56°05'55"
C8	37.88'	28.00'	77°31'10"
C9	15.91'	112.50'	8°06'03"
C10	36.92'	112.50'	18°48'10"
C11	42.87'	112.50'	21°50'01"
C12	17.03'	15.00'	65°03'47"
C13	19.29'	28.00'	39°27'49"

Line Table		
Line #	Length	Direction
L1	14.46'	N50°29'53"E
L2	5.93'	S88°25'42"E
L3	10.60'	N14°33'55"W
L4	4.77'	S37°25'27"E
L5	1.69'	S37°25'27"E
L6	10.22'	N72°00'44"W
L7	6.51'	N39°48'45"W

LOT AREAS

LOT 1 = 2,900 SQ. FT.
LOT 2 = 3,255 SQ. FT.
LOT 3 = 3,870 SQ. FT.
LOT 4 = 5,426 SQ. FT.
LOT 5 = 4,457 SQ. FT.
LOT 6 = 3,806 SQ. FT.
LOT 7 = 3,667 SQ. FT.
LOT 8 = 3,132 SQ. FT.
TRACT A = 46,880 SQ. FT. 1.08 ACRES
TRACT B = 6,187 SQ. FT. 0.14 ACRES
TRACT C = 9,200 SQ. FT. 0.21 ACRES
TOTAL PARCEL AREA = 92,780 SQ. FT. 2.13 ACRES



Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055
Eastern Washington Division
108 East 2nd Street • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

DWN BY	JEF	DATE	11/12/15	JOB NO.	13622
CHKD BY					

COCHRAN DONALD W+LORRAINE E
1000 2ND AV SE
ISSAQUAH, WA 98027

POWELL R J
1040 2ND AVE S
ISSAQUAH, WA 98027

CAMPBELL LAWRENCE
935 2ND AVE SE
ISSAQUAH, WA 98027

THAKARE PRATIK A+SHARMA TRI
1000 FRONT S #2
ISSAQUAH, WA 98027

PUSCEDDU DANIEL+OLIVE
1161 SYCAMORE DR SE
ISSAQUAH, WA 98027

FORMAN TERRANCE J
935 FRONT S
ISSAQUAH, WA 98027

GRANGER LAURA
1000 FRONT S #3
ISSAQUAH, WA 98027

HOLE RICK
20 S ARBOR ST
ABERDEEN, WA 98520

LAMANUZZI DANIEL P
940 2ND AVE SE
ISSAQUAH, WA 98027

BUHARIWALA KARL
1000 FRONT S #5
ISSAQUAH, WA 98027

GHOREISHI MOSTAFA
2838 W LK SAMM PKWY SE
BELLEVUE, WA 98008

HAMMER CANDY
940 FRONT S
ISSAQUAH, WA 98027

CONTRERAS CHRISTIAN+LISA
1000 FRONT S #8
ISSAQUAH, WA 98027

GHOREISHI MOSTAFA
2838 W LK SAMMAMISH PKWY SE
BELLEVUE, WA 98008

POPPE LUCINDA J
945 FRONT S
ISSAQUAH, WA 98027

LEYBOLD TIMOTHY JAMES
1000 FRONT S UNIT #1
ISSAQUAH, WA 98027

GHOREISHI MOSTAFA
2838 WEST LAKE SAMMAMISH PKWY
BELLEVUE, WA 98006

FUHR ROBERTA B
955 FRONT S
ISSAQUAH, WA 98027

KERI CATHERINE M
1000 FRONT S UNIT #7
ISSAQUAH, WA 98027

WICK ELIZABETH ANNE
885 2ND AVE SE
ISSAQUAH, WA 98027

KOROSTOV VLADIMIR+YULIYA MI
960 2ND AV SE
ISSAQUAH, WA 98027

JOHNSON SCOTT J
1000 FRONT ST #4
ISSAQUAH, WA 98027

MORRISON DENNIS MARTELL
915 FRONT ST
ISSAQUAH, WA 98027

HATFIELD JESSE W II
965 FRONT S
ISSAQUAH, WA 98027

WORTZMAN BRETT
1000 FRONT ST #6
ISSAQUAH, WA 98027

LAPSANSKY MIKELINE J
925 FRONT S
ISSAQUAH, WA 98027

BATURA RICHARD E
975 FRONT S
ISSAQUAH, WA 98027

CARPENTER MARY A+CARL
1020 2ND AV SE
BELLEVUE, WA 98006

QUIMET KAREN
930 FRONT S
ISSAQUAH, WA 98027

DONG WAI K+JIN YU
980 2ND AV SE
ISSAQUAH, WA 98027

ISSAQUAH CITY OF
PO BOX 1307
ISSAQUAH, WA 98027

BATURA RYAN+MAILE A L
PO BOX 2685
ISSAQUAH, WA 98027